



Catherine E. Pugh
Mayor

COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION

Tom Liebel, Chairman

STAFF REPORT



Chris Ryer
Director

March 12, 2019

REQUEST: Demolition Hearing One – Determination of Architectural Significance

ADDRESS: 115 W. Hamburg (Sharp Leadenhall Historic District)

RECOMMENDATION: Determination that property is not a contributing building in the historic district

STAFF: Walter W. Gallas, AICP

OWNER: Hamburg Street Apartments LLC

APPLICANT: Alex Mandel

SITE/HISTORIC DISTRICT

Sharp Leadenhall Historic District: Sharp Leadenhall is associated with 200 years of African American and immigrant history in South Baltimore. By the 1790s, an African American neighborhood was centered on Sharp and Pratt streets, where some of Baltimore's most important African American intellectuals resided, including Daniel Coker, William Watkins, and Francis Helen Watkins Harper, among others. The community grew in all directions including southward along Sharp Street. Otterbein, Little Montgomery Street, and Sharp Leadenhall are the remnants of this once thriving community. In addition, Sharp Leadenhall represents the German immigrant community which lived side by side with African Americans in the neighborhood.

Site Conditions/Architectural Description: The property is located in the southern part of the district on the block bounded by W. Hamburg Street to the north, Hanover Street to the east, W. Cross Street to the south and Creek Street to the west (*Images 1-5*). 115 W. Hamburg Street is a masonry and CMU warehouse structure built in two sections. The northern section, closest to Hamburg Street appears to have been attached to an earlier structure on the site. The section closest to Hamburg Street with a masonry façade has a loading dock, a roll-down bay and a door fitted into a former roll-down bay. There are four windows on the west elevation which is constructed of CMU. A setback section contains another roll-down loading bay. The building is approached by concrete paving (*Image 6*). Abutting the property immediately to the west, are six three-story rowhouses (*Image 7*). The east elevation, built to the property line, is covered in rough stucco. It is adjacent to the 7-Eleven business at the corner of Hanover and W. Hamburg Streets (*Image 8*). The south and west elevations are exposed masonry. This part of the building abuts a large parking lot, which is not part of this property (*Image 9*).

BACKGROUND

There are no previous CHAP actions regarding this property.

PROPOSAL & APPLICATION OF GUIDELINES

The applicant proposes to demolish 115 W. Hamburg Street in order to develop the site for a multi-story apartment building (*Image 10*).

Staff applied Section 3.6 Demolition Procedures of the *Baltimore City Historic Preservation Rules and Regulations*, specifically “Demolition Hearing One—Determination of Architectural Significance.”

3.6 DEMOLITION HEARING ONE-DETERMINATION OF ARCHITECTURAL SIGNIFICANCE

The first step in the demolition review process is a public hearing to determine if the building contributes to a local historic district or continues to meet standards for designation as a local landmark. At this hearing staff shall present the following:

1. The historical and/or architectural significance of the property;
2. The history of all structures on the property including the approximate dates of additions and significant alterations;
3. A determination of the historical and/or architectural significance of a structure’s additions, significant alterations, or ancillary buildings; and
4. Application of criteria for designation (see 2.1) to the structure in question.

A determination regarding the significance of the structure will be made prior to considering details of the demolition and hardship application, and any projects for new construction on the site. Doing so allows the Commission to determine the importance of the structure solely upon architectural and historical criteria. If a structure does not meet the criteria or contribute to the historic character of a local district, then an Authorization to Proceed for demolition shall be issued.

History/Architectural Significance—History of Structure

The 1869 E. Sachse & Co’s. *Bird’s Eye View of the City of Baltimore* shows the area of 115 W. Hamburg as a yard in the midst of a well built-up neighborhood (*Image 11*). The 1890 Sanborn map shows a coal and wood yard with the entrance from Hamburg Street flanked by a coal pile on one side and a stable, a hay pressing operation and a feed store on the other (*Images 12 & 13*). By 1914, the coal pile had been replaced by a three-story dwelling with an angled façade, No. 115. The opening to the coal yard had shifted to the east, beside a one-story office with a wagon shed that replaced the two-story feed store at No. 113 (*Image 14*). In 1952, the three-story house at No. 115 remained according to the Sanborn map, but the two-story stable at the southeast corner of the yard had been replaced by a steel-framed oyster packing plant filling the southern half of the property (*Image 15*). Between 1952 and 1971, the house at 115 W. Hamburg Street was demolished and the original oyster plant was expanded to the north, resulting into today’s building configuration. In 1971, the building was used as a private garage and warehouse. It was also during this period that demolitions of three-story buildings

containing businesses and residences occurred at the corner of Hanover and W. Hamburg Streets creating the large lot of today's 7-Eleven (*Image 16*).

2.2 CRITERIA FOR DESIGNATING DISTRICTS AND LANDMARKS

...[T]he Commission for Historical and Architectural Preservation will apply the following criteria in relation to the procedures for historic district and landmark designation....

CRITERIA FOR EVALUATION

The quality of significance in Baltimore history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, public interiors, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

1. That are associated with events that have made a significant contribution to the broad patterns of Baltimore history; or
2. That are associated with the lives of persons significant in Baltimore's past; or
3. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. That have yielded or may be likely to yield information important in Baltimore prehistory or history.

Present Conditions and Application of Criteria for Designation

Staff applied the criteria in assessing the properties and determined that the building is not a contributing building in the district. It meets none of the criteria for designation. The November 2009 staff report supporting the designation of the Sharp Leadenhall historic district, refers to this building as “a one-story garage-type structure,” located behind the non-contributing 7-Eleven store.*

NEIGHBORHOOD COMMENTS

The Sharp Leadenhall Improvement Association has been notified of the application. Staff anticipates comments at the CHAP hearing.

ANALYSIS & RECOMMENDATION

CHAP staff finds that 115 W. Hamburg Street is not a contributing building in the Sharp Leadenhall local historic district, as per the criteria.



Eric Holcomb
Director

* Eric Holcomb, Staff Report, Commission for Historical and Architectural Preservation, November 10, 2009.

MAP AND IMAGES

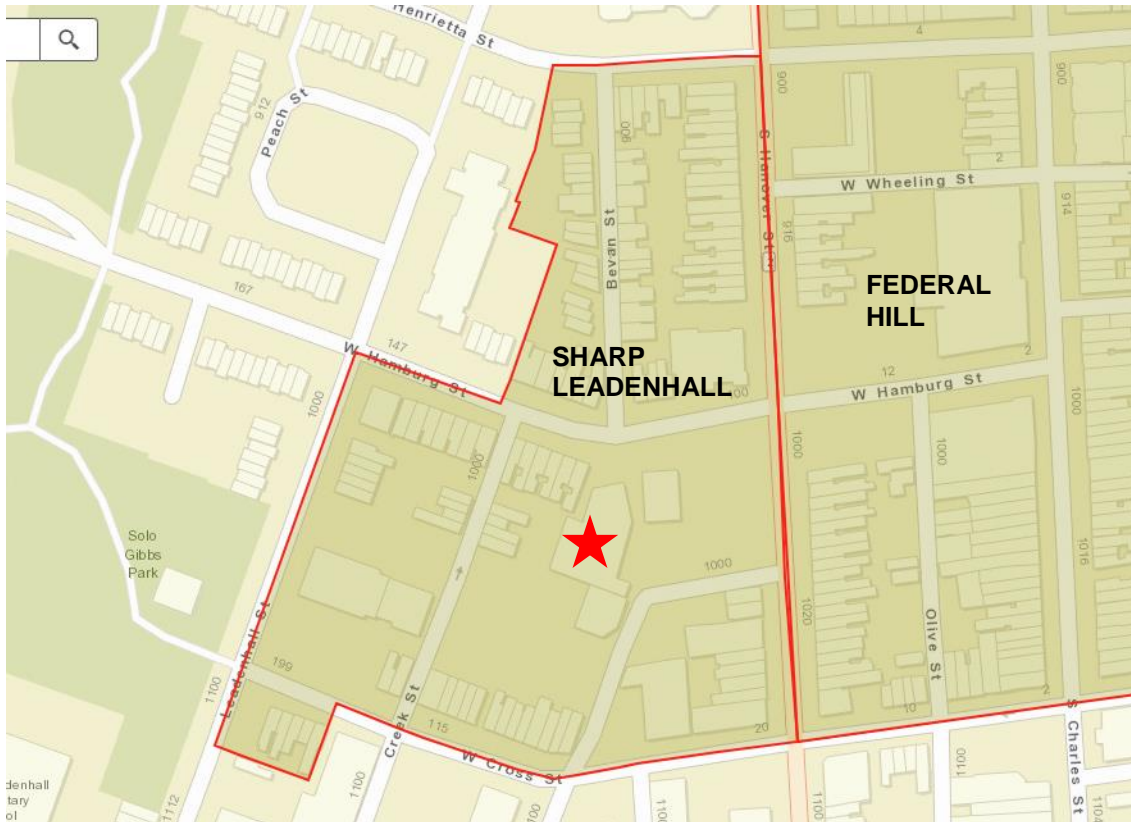


Image 1 – 115 W. Hamburg Street in the Sharp Leadenhall Historic District

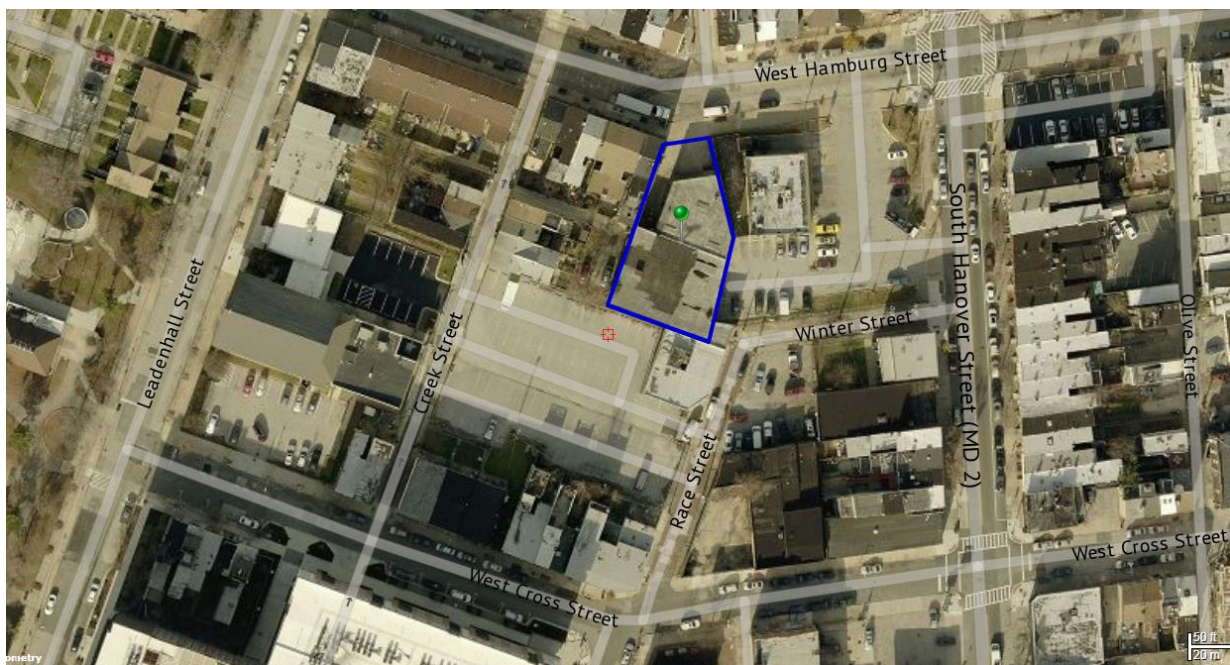


Image 2– Overhead Aerial View, 115 W. Hamburg Street, December 19, 2018

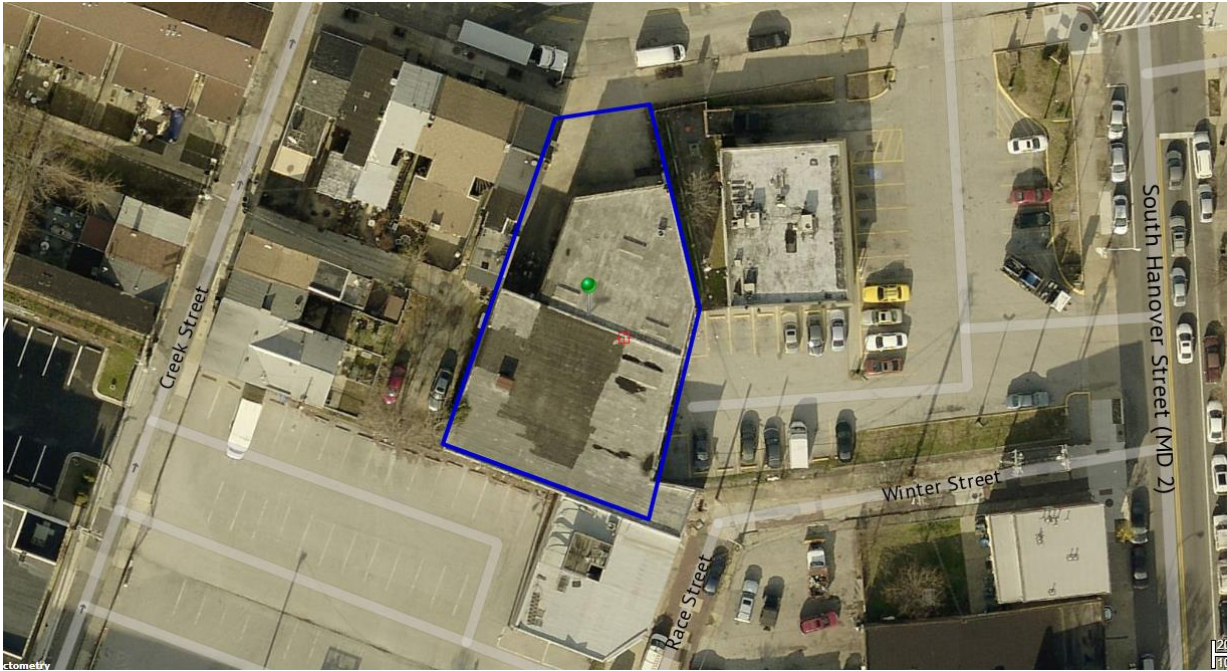


Image 3 - Overhead Aerial View (detail), 115 W. Hamburg Street, December 19, 2018

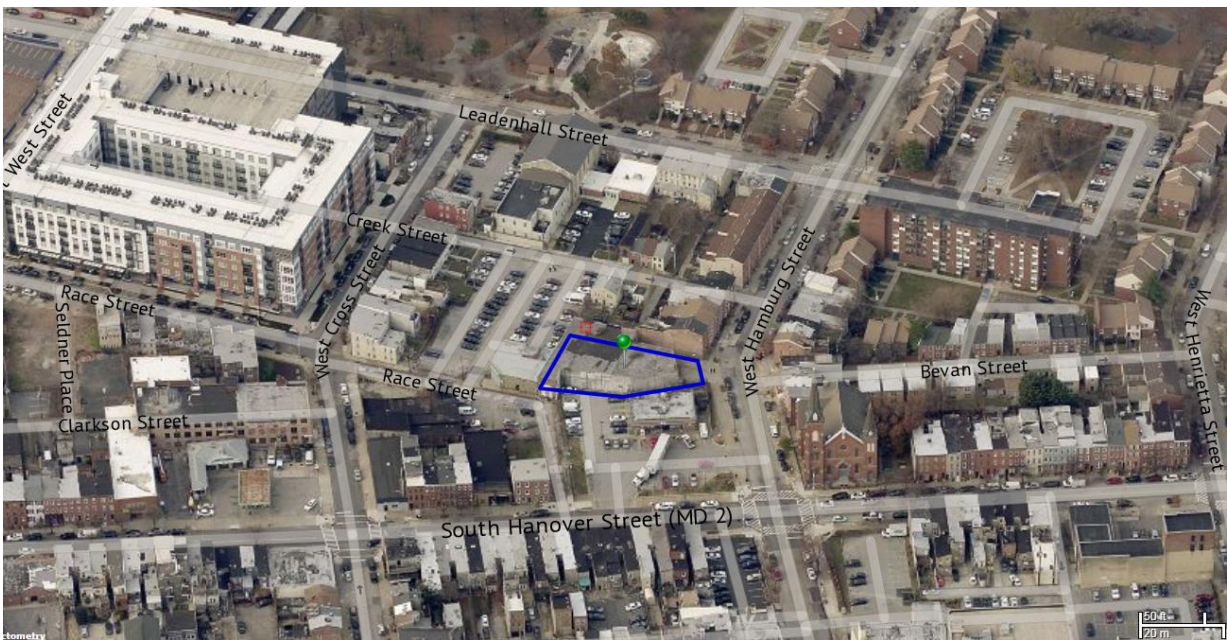


Image 4 - Aerial, 115 W. Hamburg Street, from the east, December 8, 2018



Image 5 – 115 W. Hamburg Street from Hanover Street, Google Street View, July 2018



Image 6 – 115 W. Hamburg Street, February 21, 2019



Image 7 – 115 W. Hamburg Street, Google Street View, July 2018



Image 8 – 115 W. Hamburg Street, east elevation, February 21, 2019



Image 9 – 115 W. Hamburg Street, west and south elevations, February 21, 2019

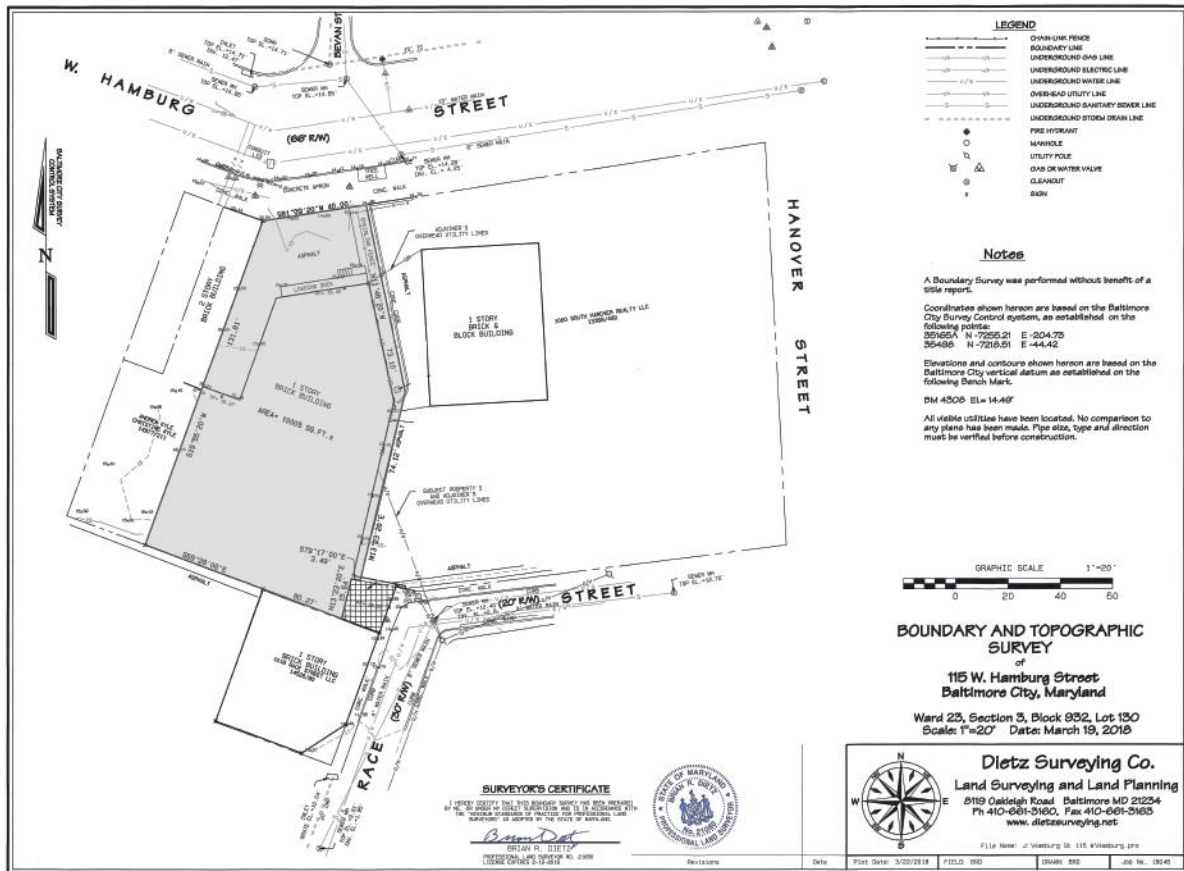


Image 10 – 115 W. Hamburg Street – Property Survey in gray shaded area, March 19, 2018. Area with hash marks is encroachment on road bed, per applicant, being studied by civil engineers and legal team.

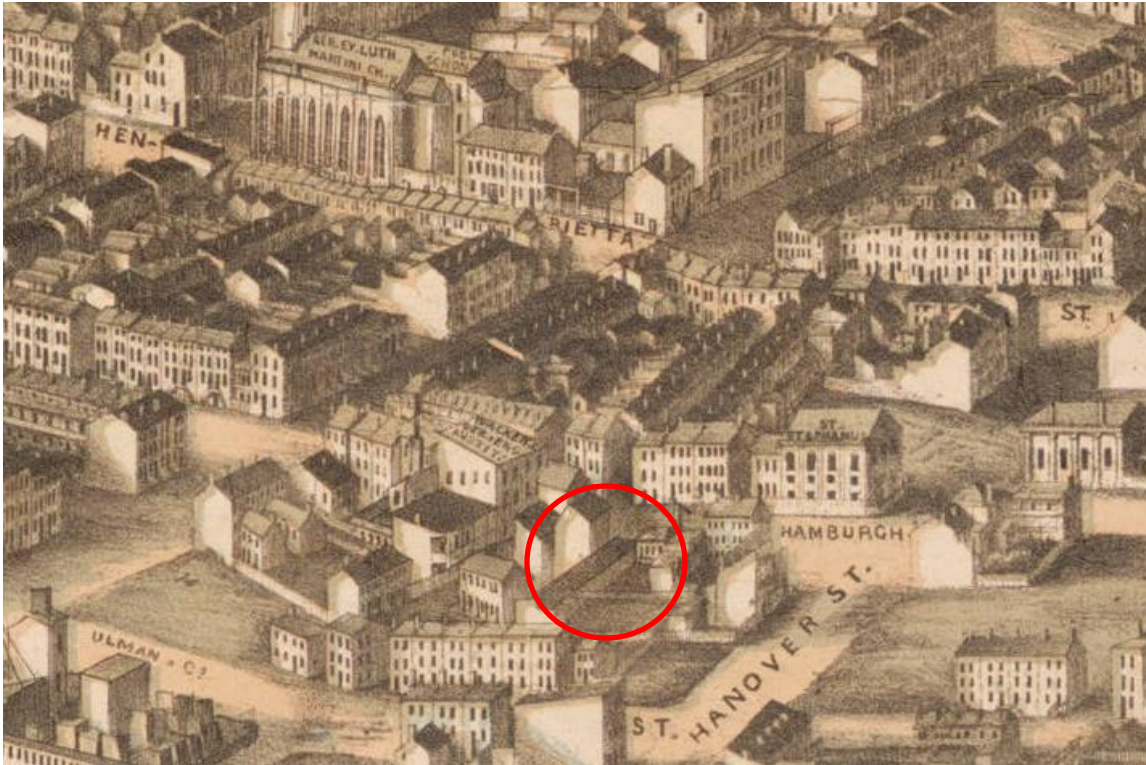


Image 11 – 115 W. Hamburg Street, E. Sachse & Co's. Bird's Eye View of City of Baltimore, 1869.

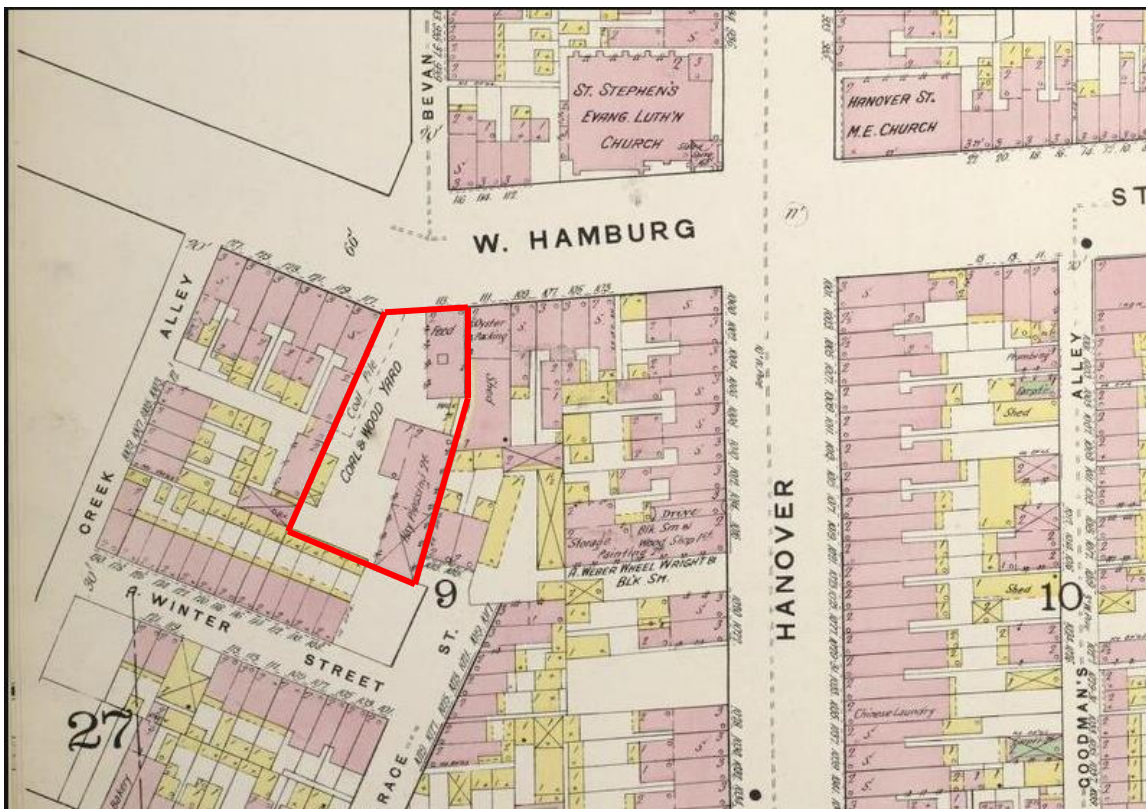
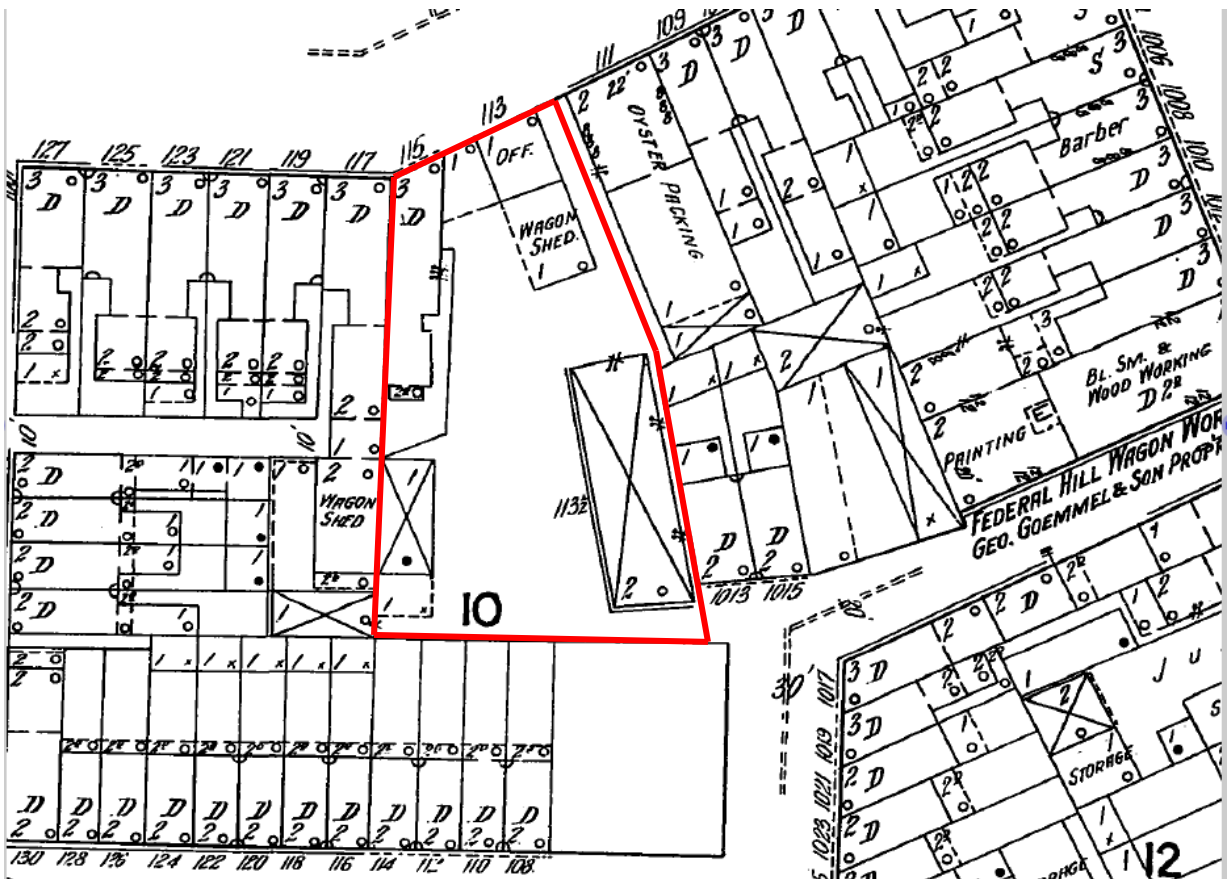
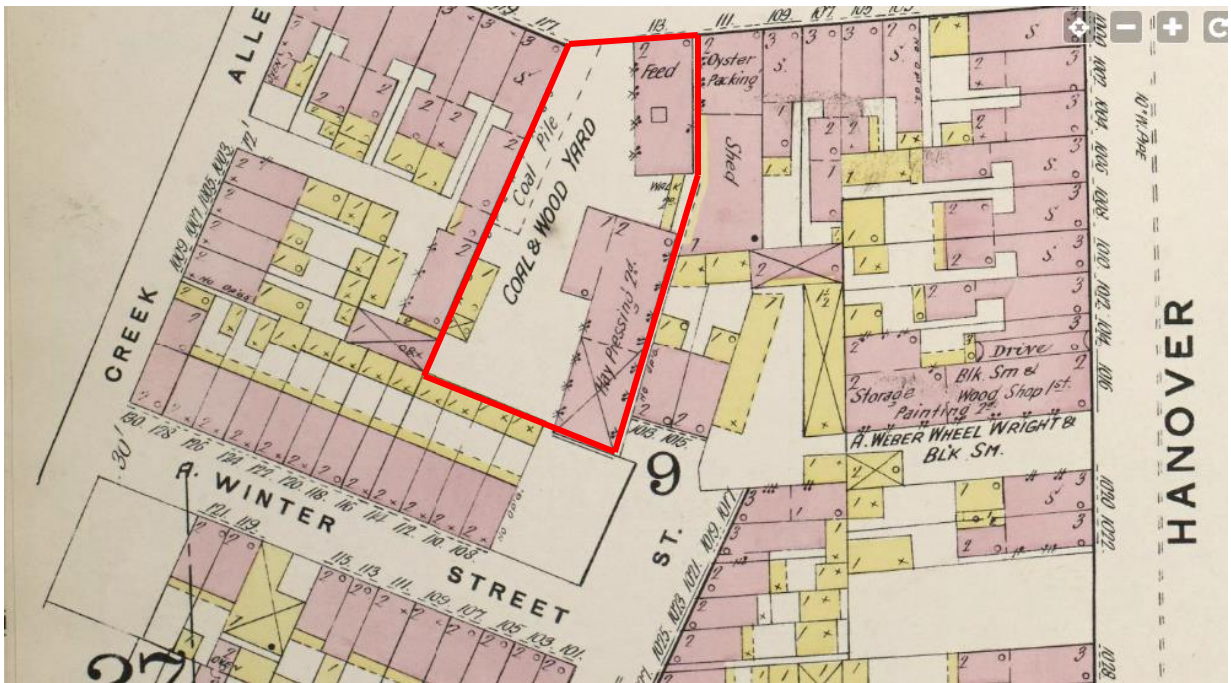


Image 12 – Sanborn Map, 1890—115 W. Hamburg Street



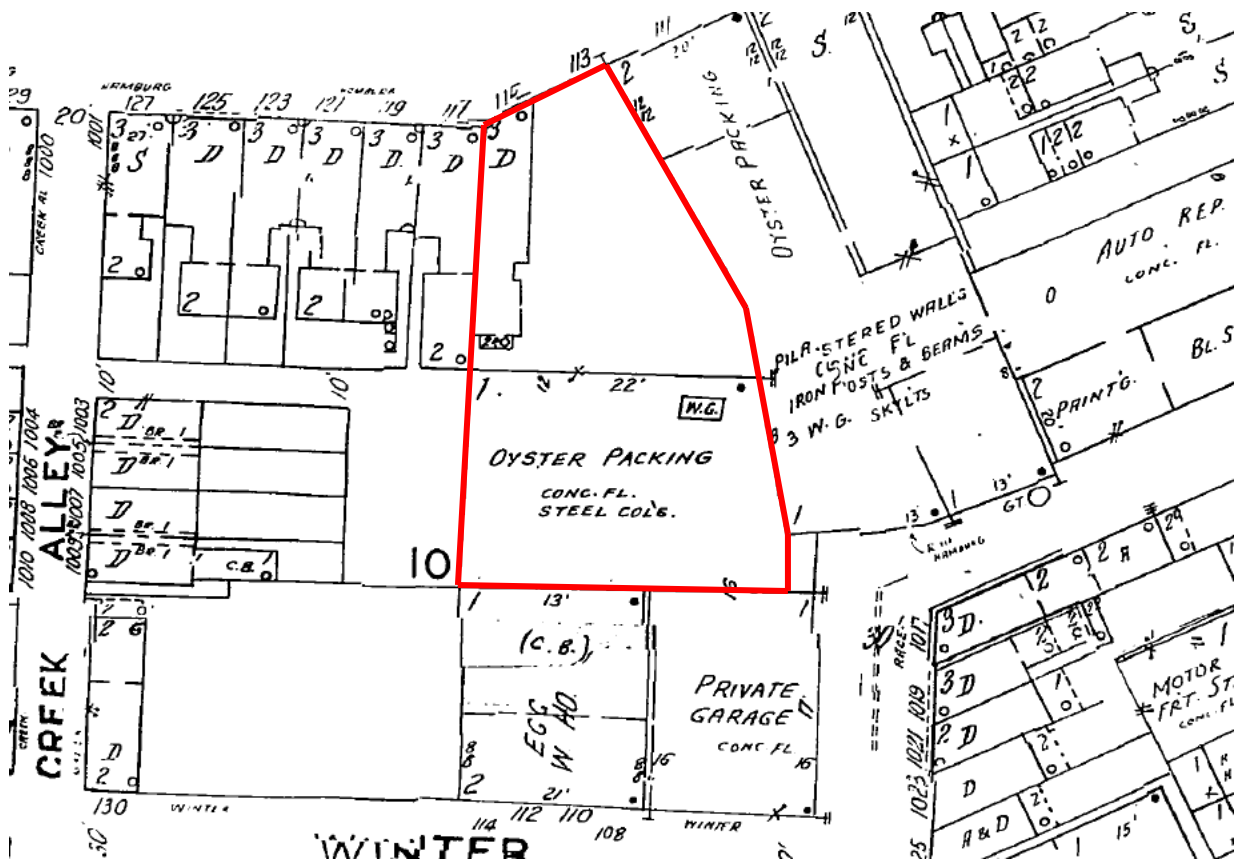


Image 15 – Sanborn Map, 1952—115 W. Hamburg Street

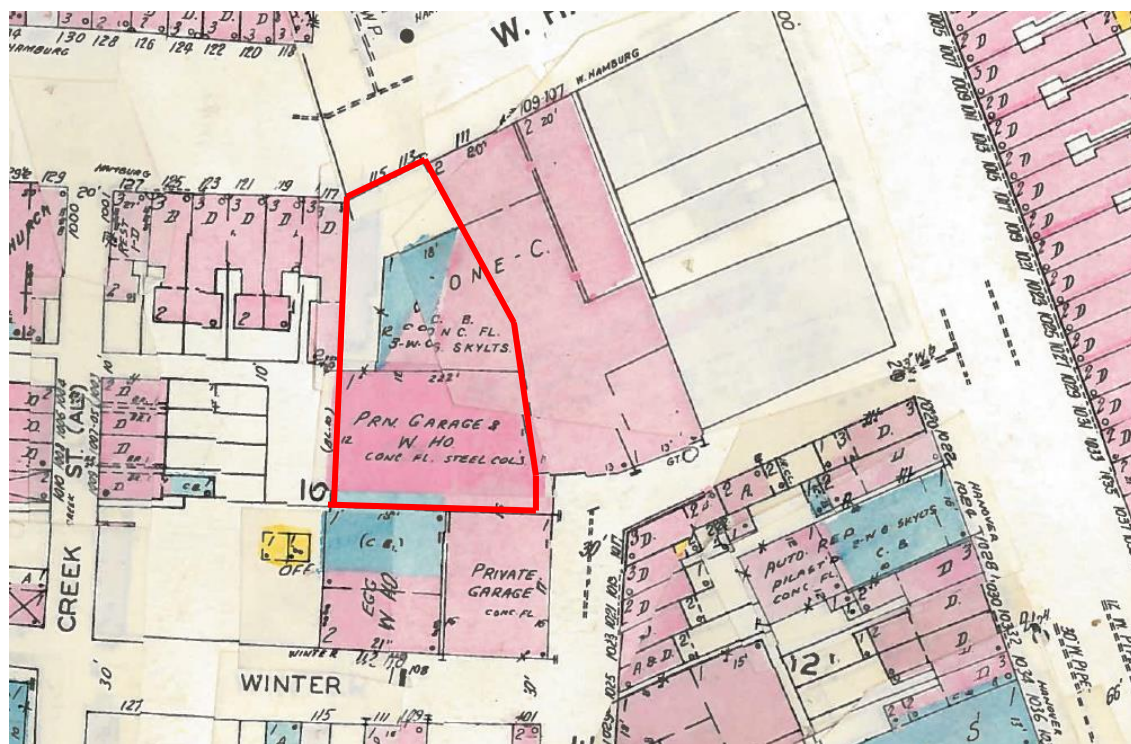


Image 16 – Sanborn Map, 1971 - 115 W. Hamburg Street